

Official Board Meeting
Diamond Brook Townhomes
Monthly Board Meeting
June 22,2026

The meeting was called to order by President Ron Brimeyer at 9:45 a.m.

Board members present: Ron Brimeyer, Dennis Bewyer, Mary Jo Madvig, Jim Raftis, Steve Schuchmann, Jeff Horner-Property Manager. Absent Connie Nutt.

Financials:

Operating Account: \$23,942.76
Reserve Account: \$281,319.32

Landscaping:

Report dated June 19,2026 from Landscaping Committee is attached and is the basis of the Board discussion. The report details the landscaping needs of the premises to enhance the beautification of the community. Items discussed where clean up, tree trimming, utility box plantings and similar issues.

Jeff will send Timberpine the report and request a quote for items that involve landscaping around utility boxes, bush trimming, tree framing and the like. The Board will decided which items can be addressed depending on the quote and budget.

The Board agreed in principal that the utility box areas should be cleaned up and replaced with river rock. There are a few utility box areas that have been planted and are being maintained by owners. Homeowners will be advised that the Board will proceed with the clean up and rocking of utility boxes. Those homeowners that will maintain the utility box up keep will be allowed to do so.

Painting:

The current painter has been dismissed due to workmanship and refusal to sign an agreement with the Association. Bids were solicited from 4 other companies. The bid from City Wide Painting was accepted in the amount of \$34,500 which is lower than the current expense. The contractor 's bid includes power washing, scrape, prime and paint. The contractor will arrange replacment of trim for additional cost. References were obtained and previous customers were solicited for comments. All comments were positive for City Wide.

A motion was made,seconded and approved to accept City Wide Painting as the new painter.

Concrete:

Jeff is proceeding to obtain concrete estimates for driveway and sidewalk replacement and mudjacking.

New Business:

Happy Trees has marked trees and is scheduling to trim up the front yard trees.
Homeowners will be reminded that tinting of windows be done from the inside.
Connie Nutt has advise Ron that she will be moving and has withdrawn from the Board. The Board feels that it can function with 5 to 6 members.

Respectfully submitted

Steven K Schuchmann
Board Secretary